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To: Community Based Residential Facilities (CBRF) CBRF 09

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Construction Requirements for New ‘Class-C’ CBRF Structures

The purpose of this memorandum is to provide information on the Department’s position regarding the physical plant requirements for new community-based residential facility (CBRF) licensure, as these requirements relate to the application of the Wisconsin Commercial Building Code (WCBC). CBRFs are licensed according to Wis. Admin. Code ch. HFS 83. Commercial structures are designed to the requirements in the WCBC.

The WCBC adopts and modifies the International Building Code (IBC). Chapter 3 of the IBC controls the classification of commercial buildings in relation to use and occupancy. Depending on the number of people being cared for, and the extent of their physical condition, CBRFs will typically be classified I-1, I-2, R-3 or R-4. In addition, a small CBRF serving 5 to 8 persons can be constructed to the Uniform Dwelling Code standards in Wis. Admin. Code chs. Comm 20 to 25.

According to Wis. Admin. Code § HFS 83.05, a ‘Class-C’ CBRF may admit residents who are not mentally or physically capable of responding to an electronic fire alarm and exiting the facility without help or verbal or physical prompting.

Position: Class-C CBRFs of nine or more beds, i.e., commercial size, seeking licensure in a new structure must be approved as an **IBC Group I-2**. New structures, approved as other than an IBC Group I-2, may be considered for licensure if the IBC Section 709 smoke barriers are installed at no more than 150 feet of corridor according to Wis. Admin. Code § HFS 83.65 (6)(b).